

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

March 26, 2014

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Phil Conder, and Clover Meaders

ABSENT

Harold Woodruff, Terri Mills, and Latai Tupou

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately nine (9) people were in the audience

SUBDIVISION APPLICATIONS

S-4-2014

Macmillan Subdivision

5351 West 3500 South

R-2-8 & R-1-8 Zones

2 Lots

BACKGROUND

Myrlene Stevens and Valora Macmillan, are requesting preliminary and final plat approval for the Macmillan Subdivision. The proposed subdivision will divide an existing parcel into two lots. At the present time, there are two existing dwellings on one parcel. The subdivision is bordered on the north by 3500 South and the east, south and west by existing single family housing.

STAFF/AGENCY CONCERNS:

Utility Agencies:

- * Subject to all standard easements.

Public Works:

- * Minor revisions to subdivision plat are needed.
- * Will need to coordinate subdivision name with County Auditor's Office.

ISSUES:

The applicants are proposing a new subdivision to be known as the Macmillan Subdivision. The purpose for the subdivision is to create individual lots so that each existing dwelling will sit on its own unique property. This property is not part of a formal subdivision, but is located to the north of the Princeton Place Phase 1 Subdivision.

Prior to the subdivision application, the property owners petitioned the Board of Adjustment for a frontage variance along 3500 South. The R-2-8 zone requires a minimum frontage of 80 feet. The property to be known as lot 2 lacked sufficient frontage. Therefore, a variance of 20 feet was needed. After reviewing all pertinent information related to the request, the Board of Adjustment approved the variance, thus allowing the subdivision application to be submitted.

The subdivision will consist of 2 lots on .88 acres. The existing dwellings will remain as originally constructed. The smaller home on what will be known as lot 2 was constructed in 1930 and the larger home on what will be known as lot 1 was constructed in the 1950's.

As noted earlier, there are two existing dwellings on this parcel. Fortunately, the proposed placement of the property line dividing these structures will leave sufficient setback distance between dwellings and property lines. The square footage of lot 1 will be 30,403 square feet and the square footage of lot 2 will be 8,010 square feet.

Access to the subdivision will be gained from 3500 South. Each dwelling presently has independent access from this road. All public improvements are existing including curb, gutter, and sidewalk.

Staff did speak with a family member who was not necessarily in favor of how the property was being divided. Initially, this person claimed that he was in agreement with the subdivision. However, once he visited with staff and saw the proposed property lines, he was not too pleased. Although this family member claims he has a partial ownership of the property, according to the applicant, he is not authorized to sign documents related to the trust that manages the property. The applicant, Valora Macmillan met with staff and provided documentation to that effect. In any case, this is an issue that does not involve the City. If there is any validity to this claim, the matter would

need to be resolved by the family prior to the recordation of the subdivision plat, or the plat would not record.

STAFF ALTERNATIVES:

- A. Approval of the Macmillan Subdivision subject to a resolution of staff and agency comments.
- B. Continue the applicant to address issues raised during the public hearing.

Applicant:

Merlyne Stevens
782 Frontier Road
Grantsville, UT

Discussion: Steve Lehman presented the application. Jack Matheson asked what the square footage of the smaller lot is. Steve replied it is just over 8,000 square feet. Merlyne Stevens, representing the applicant, stated that the family would simply like to divide the property to sell the homes individually.

Motion: Commissioner Fuller moved for approval.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Conder	Yes

Unanimous-S-4-2014- Approved

S-5-2013

Ashlee Commons Subdivision Phases 1 & 2 (Final Plat)
4450 South 5400 West
R-1-7, R-1-8 & R-1-10 Zones
28 Lots
9 Acres

BACKGROUND:

Mr. Blaine Walker is requesting final plat approval for the 1st and 2nd phases of the Ashlee Commons Subdivision. This subdivision will also amend lot 2 of the Chad Turpin Subdivision. This request encompasses all property approved by the Planning Commission as part of the preliminary subdivision approval dated November 13, 2013.

The subdivision is located on the east and west sides of 5400 West at approximately 4450 South. The subject property was rezoned from the A zone to the R-1-8 zone on the east side of 5400 West and from the A zone to the R-1-10 zone on the west side of 5400 West. It should be noted that a small portion of the west property is zoned R-1-7.

During the rezone application, a development agreement was reviewed and approved by the Planning Commission and City Council. In summary, the minimum dwelling size for all homes will be 1600 square feet and all homes will be required to meet provisions of Section 7-14-105(3)(l)(iii) of the City Code as it relates to housing design.

STAFF/AGENCY COMMENTS:

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.

Follow recommendations outlined in the soils report.

Provide information related to the land drain system on revised plat and plan sheets.

Revisions to plat required.

Contact Salt Lake County for approval regarding street names and subdivision name.

All streets shall meet City standards related to curb, gutter, sidewalk and asphalt. Connection with existing 4460 South shall taper to meet the City's standard 54-foot right-of-way.

Building Division:

Follow recommendations outlined in the soils report.

Utility Companies:

Standard Utility Easements required.

Granger Hunter Improvement District:

Developer will need to coordinate all matters regarding water and sewer services.

Fire Department:

Project to meet all fire codes relating to this type of development.

Hydrants to be shown on plat.

ISSUES:

There were many issues discussed during the preliminary subdivision review. Staff would like to address those issues along with applicable updates as part of this analysis.

Overall Subdivision design:

The subdivision consists of 28 lots on 9 acres. This equates to an overall density of 3.1 units per acre. Phase 1 will have 16 lots on 5 acres while phase 2 will have 12 lots on 4 acres. Lot sizes range from 7,565 to 15,202 square feet. There are only two lots less than 8,000 square feet and these are located in the area zoned R-1-7.

The average lot size calculated for the subdivision is approximately 10,265 square feet. There are two flag lots in the subdivision, both in phase 2. These lots are located on what is presently known as lot 2 of the Chad Turpin Subdivision. Due to the configuration and depth of the Turpin Subdivision, the flag lot proposal makes sense and each lot would be in excess of 15,000 square feet.

The overall subdivision consists of a variety of lot sizes with the majority being over 10,000 square feet. The lot layout and street designs are planned to take advantage of existing stub streets in phase 1 from the Deerfield Meadows Plat B Subdivision and in phase 2 from the Turpin Subdivision. Per recommendations made during the rezoning process, there will be no back facing lots along 5400 West.

Development Agreement:

As mentioned previously, the Planning Commission and City Council reviewed and approved a development agreement for this subdivision. The developer has committed to a minimum dwelling

size of 1600 square feet. Housing requirements will follow provisions of the City's design standards.

Access:

Access to phase 1 will be gained from 5400 West and from an existing stub street in the Deerfield Meadows Plat B Subdivision. The street layout in this phase will also provide a stub street to the adjacent property to the north. This will provide an eventual connection with the Rushton Pioneer Acres Subdivision when that option becomes available. Access to phase 2 will be gained from 5400 West and from an existing stub street in the Chad Turpin Subdivision. All streets will be dedicated and improved to the City's standard 54-foot right-of-way which will include a 5-foot sidewalk and 5-foot parkstrip. The proposed connection of these streets complies with the City's Subdivision Ordinance as well as the Growth Principles and Objectives outlined in the General Plan. A few of these principles are stated as follows:

1. Provide public infrastructure that is efficient and adequately maintained. The proposed subdivision accomplishes this by optimizing use and maintenance of existing infrastructure.
2. Ensure public health and safety. The proposed subdivision design accomplishes this by promoting interconnected streets to reduce travel distance.
3. Strengthen sense of community. To meet this principle the proposed street layout will avoid physically dividing neighborhoods.

Grading/Drainage:

The proposed subdivision slopes downward from the southwest corner to the northeast corner. The grade difference is approximately 22 feet over a distance of approximately 630 feet. While this may sound rather severe, the slope is approximately 3% and should not be a problem for the developer.

The City Engineering Division is reviewing the grading and drainage plans. While the slope is not severe, staff will recommend that as a condition of approval, each building permit be accompanied with a grading plan. The purpose of which is to lessen the potential for grading problems between lots and to help mitigate surface water problems for new home owners.

Groundwater:

The subdivision is located in an area that has previously demonstrated high groundwater. It is also located in an area where natural springs and a land drain system are in place. As required during the preliminary review, a soils report has been submitted. This report indicates that groundwater was encountered in phase 1 at depths ranging from 7 feet to 9.8 feet. Groundwater was also located in phase 2 ranging from 1.8 to 4.5 feet in depth.

Appropriate notes will be placed on the plat identifying allowable basement depths for each lot.

In addition to the groundwater, the developer did a rather extensive search for an old land drain system running parallel to 5400 West. A camera scope indicated that this drain system runs from the northeast corner of phase 1 south along 5400 West. There are however some portions of this drain that encroach lots 115 and 116. As a result, pipe in these areas will be removed and replaced with new pipe. The land drain will not impact the buildable area of any lot. The developers engineer will continue to coordinate this issue with the City Engineering Division.

Utilities:

An existing 50-foot utility easement exists in phase 2 and is in favor of Granger Hunter Improvement District. The primary purpose for this easement is was to handle sanitary sewer and culinary water. With the proposed development of this phase, an additional storm water drainage pipe will be placed within the easement. During the preliminary review process, there was discussion that the developer

would attempt to reduce the width of this easement to establish more buildable area for lot 204. Since that time, the developer has successfully negotiated this with the Granite School District. The overall easement is now 30 feet providing for a more desirable building lot. According to the developer, Granger Hunter Improvement District has approved this design as well.

Fencing:

Both phases of the subdivision are located next to properties that are zoned agriculture. City ordinance requires that a 6-foot chain link fence will need to be installed along the property line of those parcels zoned agriculture. In addition, a notation will need to be placed on the plat identifying these areas to future buyers as being next to an agricultural area and that it could be subject to sounds, sights and odors that are part of this lifestyle.

STAFF ALTERNATIVES:

A. Grant final plat approval for phases 1 and 2 of the Ashlee Commons Subdivision and the amendment of lot 2 in the Chad Turpin Subdivision subject to the following conditions:

1. That the subdivision follow all provisions of the recorded development agreement.
2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
3. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
4. That the developer coordinate all matters associated with irrigation, or open ditch systems with the City Engineering Division. As part of this requirement, the developer may need to coordinate piping plans with water users.
5. That all streets be dedicated and improved to a 54-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division.
6. That the subdivision be subject to conditions outlined in the soils report dated November 20, 2013. Basement depths shall be indicated on the final plat for both phases. If an underdrain system is proposed, it shall be reviewed and approved by the City Engineering Division.
7. That modifications to the land drain system be reviewed and approved by the City Engineering Division.
8. That prior to issuance of a building permit, a grading and drainage plan shall be submitted for review by the City Engineering Division.
9. That a 6-foot chain link fence be installed along all agriculturally zoned property. In addition, a notation will need to be placed on the plat identifying these areas as agricultural and is subject to sounds, sights and odors that are part of an agricultural lifestyle.

B. Continue the application to address issues raised by the Planning Commission.

Applicant:
Gerald Ford

Neutral:
Melanie Miles
4491 S 5400 W

Discussion: Steve Lehman presented the application. Phil Conder asked if required chain-link fencing next to agricultural property will only occur on the western portion of the proposed subdivision. Steve replied there would be a few places that would require fencing and pointed these locations out on the zoning map. Jack Matheson asked what the zoning is directly south of the western portion of the proposed subdivision. Steve replied 'R-1-7'. Commissioner Matheson asked if this is why a portion of Ashlee Commons Subdivision was zoned 'R-1-7'. Steve replied that the property was already partially zoned 'R-1-7'. He added that all lots are over 8,000 square feet and most of them are over 10,000 square feet in the subdivision on this west side.

Gerald Ford, representing the applicant, had nothing further to add.

Melanie Miles, a neighbor, indicated that that she lives on a flag lot just south of the eastern portion of the proposed subdivision. She stated that she wants to ensure construction vehicles won't access her property and that construction won't cause problems with her existing concrete fence. Mr. Ford stated that he will convey this to the builder and added that signs could possibly be added to ensure vehicles are aware that her driveway is not construction access. Mr. Lehman stated that he will also make note of this and could also include it on the plat.

Motion: Commissioner Matheson moved for approval subject to the 9 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Conder	Yes

Unanimous-S-5-2014- Approved

CONDITIONAL USE APPLICATIONS

C-3-2014

El Nino Auto (Everardo Collins)

4319 West 3500 South

C-2 Zone (.73 Acres)

The following application was continued from the February 26, 2014 meeting to allow time for the applicant to resolve several violations and issues on the property.

The applicant, Everardo Collins with El Nino Auto, is requesting a conditional use amendment to expand the uses allowed at this location to include minor body work on automobiles and to also build a new building for the emissions and inspections portion of the use. The business is located at 4319 West 3500 South. The zoning for this area is C-2, General Commercial. The West Valley City General Plan designates this area as Mixed Use. The surrounding zone is C-2 on the north, east and west sides with R-1-8 to the south. The surrounding uses include auto sales and service and retail and single family residential to the south.

The site has been approved for auto sales (C-23-2009), vehicle maintenance, detailing and washing (C-28-2009) as well as emissions and inspections with minor associated repairs (C-18-2012). Mr. Collins would also like to start doing minor body work on vehicles on site. A spray booth has not been requested at this time so there shall be no painting of vehicles allowed on site. There shall also be no outside storage of any kind including storage of tires, vehicle parts, inoperable vehicles or vehicles that are not currently for sale.

Mr. Collins would also like to construct an additional 24'x25' building on site to house the emissions and inspection portion of the business. The building will be located to the south of the existing building on site. There will be 2 large overhead doors on the south side of that building with a man-door access along the west side. The building will be finished with a light tan stucco to match the existing building. Mr. Collins has also indicated that he will put windows in the west façade with a stucco trim which will also match the existing building.

A site review was conducted on March 19, 2014 to verify the progress of the site. Photos have been attached for review. There are still several items that still need to be addressed including the following:

- Inoperable and wrecked vehicles stored on site.
- A solid gate must be installed on the dumpster enclosure.
- The masonry fence along the southern property line must be 6' tall measured from the parking lot grade on site. (The materials to increase the wall height are on site but the work has not been completed).
- A building permit is required for all signage. At this time it appears there have not been any permits issued for signage associated with El Nino Auto Sales issued at this property.
- All signage that does not comply with the City Ordinance must be removed, including the roof signage along the west side of the building.
- The lighting plan must be adhered to and lighting must not negatively affect the adjacent residential properties. Lighting has been discussed with the Mr. Collins and a shield should be added to the southernmost set of lights to direct the light away from the adjacent residential property.

There did not appear to be any work on vehicles being conducted outside of the building at the time of the inspection. The lift that is located outside on the site will be enclosed within the new building once that is constructed. Also, the landscaping on site has been cleaned up and maintained.

Staff Alternatives:

Approval, subject to the original conditions of approval for this use, the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The new building on site shall have a stucco façade that matches the existing building on site.
2. The west side of the new building shall contain windows with a stucco trim that matches the existing building.
3. The use on site is approved as follows:
 - a. Vehicle Sales
 - b. Maintenance and light mechanical work, including carwash and detailing for vehicles for sale.
 - c. Emissions and inspections including minor repairs associated with the emissions and inspections service.
 - d. Minor body work
4. All work conducted on vehicles must be completed within the enclosed buildings on site.
5. Hours of operation shall be from 7:00 a.m. - 8:00 p.m., Monday through Saturday and closed on Sundays.
6. There shall be no outside storage of any kind including but not limited to inoperable vehicles, vehicle parts or tires.
7. There shall be no painting of vehicles done on site.
8. Only operable vehicles which are ready for sale shall be stored on site.
9. All signage shall comply with the West Valley City Sign Ordinance, including all wall, temporary and roof signs, and a Building Permit is required for all signage.
10. A six (6) foot high concrete or masonry enclosure with a solid gate must be constructed for the dumpster on site.
11. All landscaped areas must be properly maintained and kept free of weeds.

12. Lighting shall be designed to not negatively impact adjacent neighbors. Shields shall be installed on the lights on the south end of the property so the light is directed away from adjacent residential uses.
13. Must be in compliance with conditions 4-9 prior to issuance of a building permit for the new building.
14. All requirements of affected departments and agencies must be met.
15. This use is subject to review upon a valid complaint.

Continuance, to allow time for the applicant to resolve site issues and for the resolutions of any additional concerns raised at the public hearing.

Denial, several site issues and violations as discussed currently exist on the property and allowing for an expansion of the use is not appropriate at this time.

Applicant:

Everardo Collins
4319 W 3500 S

Discussion: Jody Knapp presented the application. Jack Matheson stated that the tires and pallets seem to have been removed and the site has been cleaned up significantly. Mr. Collins stated that most cars have to go through some type of minor maintenance prior to being sold so he is concerned about the way condition number 8 is phrased. Jody stated that this can be changed to state that inoperable vehicles are not allowed on site. She indicated that the intent of this condition is to ensure that the site does not become a salvage yard with wrecked vehicles taking up space. She stated that the property is approved for a dealership. Mr. Collins stated that there are still a few improvements that need to be completed but he has worked to get the property up to standard. Commissioner Matheson asked how much it costs to remove tires. Mr. Collins replied \$80.

Motion: Commissioner Fuller moved for approval subject to the 15 staff conditions and modifying condition number 8 to state: Only operable vehicles shall be stored on site.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Conder	Yes

Unanimous-C-3-2014- Approved

C-7-2014

Furst Construction ~ Adam Maher

Cabco 5600

2514 South 5600 West

M Zone (4.4 Acres)

The following application was continued from the March 12, 2014 meeting to allow time for the applicant to provide information regarding materials, fencing and access.

The applicant, Adam Maher representing Furst Construction, is requesting a conditional use for a retail/office and storage unit facility. This project was originally approved by the Planning Commission on March 26, 2008. There was an amendment for the access and relocation of a managers unit approved on August 26, 2009. However, the project was not ever constructed and the conditional use approval has since

expired. Therefore, the applicant has resubmitted a new application and is requesting approval of this development.

The zoning for this area is M, Manufacturing and the West Valley City General Plan anticipates Light Manufacturing for this area. The 5600 West Overlay Zone lies within the first 250' of this property therefore the development must comply with the use limitations, landscaping, streetscape and architectural requirements set forth in section 7-22-400, of the West Valley City Code. The surrounding zone is M to the east, west and north. The area to the south, across the Riter canal, is C-2 and RM. The surrounding uses include Pride Transportation to the east, vacant land owned by Pacificorp to the west, a truck repair and fabrication company to the north, and the Riter Canal to the south with a commercial shopping center (WinCo) and multi-family residential (Sagegate at Haynes Landing) on the opposite side of the canal.

The site consists of 63,636 square feet of storage unit space and 16,029 square feet of retail/office space, which includes an on-site managers apartment and rental office space along the 5600 West frontage in building number two. The 5600 West Overlay Zone prohibits self-storage facilities (7-22-406) so the site has been designed to comply with these regulations. A new City road, Anna Caroline Drive, is proposed through this site and the remaining property on the west side of this road will remain undeveloped at this time. The applicant, Adam Maher, has indicated that this area may be used for an additional 44,224 square feet of storage unit space in the future but it is not part of the application at this time.

The front retail/office buildings are constructed out of a combination of stucco and split face block with awnings and a concrete header. The design of the buildings is required to meet the Commercial Design Guidelines. The western facing portion of the storage units will be constructed along the future extension of Anna Caroline Drive so this portion of the building must meet the primary façade requirements of the Commercial Design Standards. To achieve this the rear wall of the storage units will be constructed out of the same materials as the front retail/office buildings and will include some undulation, color and material changes as submitted in the elevation drawings. A color rendering has been submitted to further illustrate the design of the center.

Utah Department of Transportation (UDOT) has requested that the access be located on the south side of the property. A secondary access has been provided along the rear portion of the site and is located at least 20' from the side property lines per 7-6-1107 of the West Valley City Municipal Code. A canal access road has also been provided along the south side of the site on the adjacent UDOT property.

The landscaping on site must comply with the 5600 West Streetscape Standards (7-22-500). This would include a minimum 15' parkstrip, 6' sidewalk and a 5' landscaped area with pedestrian lighting along the frontage. Additional landscaping has been provided throughout the customer/employee parking areas and 5' strips are provided along the entire north and south perimeters. The setback for the rear portion of the site along Anna Caroline is proposed at 20' so a 2'-3' landscaped berm must be included in this setback area. Trees and shrubs are recommended to be planted in this setback area to further screen the storage unit buildings from the street. This landscaping will be completed when the rear building is constructed. Trees shall also be planted in the parkstrip along both sides of Anna Caroline Drive at an interval of 1 tree for every 30-feet. The tree to be planted in the parkstrip shall be from the list provided in the 5600 West Overlay Zone section of the West Valley City Code. The details and design of the new City road and bridge across the Riter canal currently have not been determined and the applicant shall coordinate these improvements with the West Valley City Public Works Department. The landscaping in the parkstrip shall be completed when the roadway construction is complete. The total area provided for landscaping on site is 18.4%.

Fencing shall be provided along the canal per the standards set forth in section 7-19-908 of the West Valley City Code which require a "six-foot non-climbable chain link fence along all canals". The fencing is also provided along the northern boundary to secure the storage unit space. The fencing will be black vinyl coated chain link.

Signage is proposed along the walls of the retail buildings as well as a monument sign in the landscaped area along 5600 West. All signage will meet the standards set forth in the City Code. A dumpster has not been indicated on the plans but if one is to be located on site a 6' tall masonry enclosure shall be provided. Screening of any additional mechanical equipment on site or on the buildings shall also be required.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The buildings and site shall be constructed per the approved plans in accordance with all of the West Valley City Codes including but not limited to the West Valley City Commercial Design Guidelines and the 5600 West Overlay Zone.
2. Signage shall comply with the West Valley Sign Ordinance
3. A 6' tall masonry enclosure must be provided for any dumpsters located on the site and all mechanical equipment shall be properly screened.
4. The fencing along the canal shall be black vinyl coated chain link.
5. Trees and shrubs shall be planted in the building setback area adjacent to new City road to adequately screen the storage unit wall from the street. They shall be installed when this portion of the site is developed.
6. Trees shall be planted within the parkstrip along the new City road and the Riter canal at an interval of one tree for every 30-feet when the road is improved. Trees shall be chosen from the list provided in the 5600 West Overlay Zone.
7. All requirements of affected departments and agencies must be met including UDOT and West Valley City Public Works.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Adam Maher
10138 S 460 W

Discussion: Jody Knapp presented the application. Clover Meaders clarified that the road to the west is part of the first phase. Adam Maher, the applicant, stated that there was a delay agreement so he was under the impression that the road wouldn't need to be installed until the second phase. Jody stated that the bridge will be built soon so Public Works will require that the road be installed as part of the first phase. Jack Matheson asked if there will be a rear exit from the storage units. Mr. Maher replied yes and indicated that people will be able to circle around and exit onto 5600 W or there will be the option of exiting onto Anna Caroline Dr. Commissioner Matheson asked why the applicant waited to develop the property. Mr. Maher stated that banks would not lend for retail but now that 5600 W has become a major retail center they were able to acquire the appropriate funds.

Motion: Commissioner Matheson moved for approval subject to the 7 staff conditions.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller Yes

Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Conder	Yes

Unanimous-C-7-2014- Approved

C-9-2014

Community Auto Sales

2990 West 3500 South

C-2 Zone (.24 Acres)

The applicant, Jose Rodriguez, is requesting a conditional use for a used car sales lot at 2990 West 3500 South. The zoning for this area is C-2 General Commercial. The West Valley City General Plan designation is Fairbourne Station for this area. The surrounding zone is R-1-6, single family residential, to the north with C-2, General Commercial on all remaining sides. The surrounding uses include a law office to the east, a restaurant to the west and single family residential to the north.

Community Auto Sales originally received conditional use approval in 2006 (C-29-06) and occupied the site until 2010. Since that time the site has been vacant. The tenant would now like to re-occupy this space which requires a new conditional use review.

The use on site would be auto sales only. There will be no detailing, repair or any other use associated with this business. There is an existing building on site that will be used as a sales office. Customer and employee parking will be located on the south side of the building. The display area for the vehicles will be in the center of the lot. A 24' aisle shall be provided along the entire perimeter of the sales display area at all times. There will be one employee and the hours of operation will be Monday – Saturday from 10:00 a.m. – 7:00 p.m.

There is existing landscaping adjacent to the building. This area is in need of some minor maintenance and shall be cleaned up as part of this application. Landscaping along the frontage in accordance with the Standards for Landscaping along High Image Arterials was required as part of the original approval in 2006. These improvements were postponed due to the widening of 3500 South as part of a delay agreement (resolution #07-209). The landscaping was not completed originally because the tenant left the site therefore it must be completed at this time. The design shall be coordinated with UDOT and West Valley City Public Works.

There is an existing 6' tall masonry wall along the northern property adjacent to the residential uses that shall remain. The lighting on site is existing and shall not negatively impact adjacent residential uses. If the existing lighting is modified in any way an updated lighting plan must be submitted.

The applicant has not proposed any monument signage at this time. If signage is added in the future it shall be in compliance with the West Valley City Sign Code. Also, any signage on the building requires a building permit and must also adhere to the West Valley City Sign Code.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. This site is approved for auto sales only.
2. All signage shall meet the standards set forth in the West Valley City Sign Ordinance.
3. Existing landscaping on site must be properly maintained.

4. Landscaping along the frontage shall be completed in accordance with the Standards for Landscaping along High Image Arterials and coordinated with UDOT and West Valley City Public Works.
5. A 24' aisle shall be maintained along the perimeter of the vehicle sales area and there shall be at least 5 customer/employee parking spaces available at all times.
6. All requirements of affected departments and agencies must be met.
7. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:
Jose Rodriguez
2990 W 3500 S

Applicant:
Tony Perez

Discussion: Jody Knapp presented the application. Tony Perez, representing the applicant, stated that the applicant is ready to start on the building permit process and is ready to begin improvements to the site. Commissioner Conder stated that this will be a nice area so landscaping, signage, etc. will need to be done to current standards. Clover Meaders asked when everything will be completed. Jody indicated that it will take a while for plans to be prepared so a timeline may be a good idea. She stated that 6 months would be an appropriate amount of time.

Motion: Commissioner Meaders moved for approval subject to the 7 staff conditions and modifying condition 4 to state: Landscaping along the frontage shall be completed in accordance with the Standards for Landscaping along High Image Arterials and coordinated with UDOT and West Valley City Public Works. This shall be completed within 6 months.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Conder	Yes

Unanimous-C-9-2014- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from March 12, 2014 (Regular Meeting) **Approved**
Approval of Minutes from March 19, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant